

**MINUTES
MONROE CITY COUNCIL--PLANNING COMMISSION
WORK SESSION
OCTOBER 30, 2014**

4:00 p.m.

Present;

Mayor R. Kirt Nilsson

Councilmembers: Joe Anderson, Fran Washburn, Johnny Parsons, Troy Torgersen

Planning Commissioners: Leon Stewart, Kamelle Gleave, Justin Peterson, Bart Lee

City Recorder Emalee Curtis

Richfield Reaper: Chad Hunt

Utah League of Cities and Towns: Meg Ryan, Cameron Diehl

- 1. Mayor R. Kirt Nilsson conducting** - Mayor Nilsson thanked everyone for coming this afternoon. He introduced Meg Ryan and Cameron Diehl from the Utah League of Cities and Towns.
- 2. Meg Ryan, Utah League of Cities and Towns - questions and answers**
- 3. Monroe City Land Use Ordinance and Nuisance Ordinance issues**
 - * Code Enforcement**
 - * Fence Regulations**
 - * Accessory Dwellings**
 - * Encroachment on the city right-of-way**
 - * Other concerns and issues**

Meg said that she is glad to be visiting in Monroe. Several years ago she reviewed our city's land use ordinance and made recommendations to bring it in compliance with state legislation. The city updated their land use ordinance in 2012.

Meg informed us of the differences between ordinances and resolutions. Ordinances are laws and may have penalties, resolutions are for policies.

The city needs to determine what is the problem? What do others do? What was on the approved permit? Is the use a permitted use or a conditional use? Some enforcement may be referred to our building inspector, and some to law enforcement (county attorney).

The city council has police power that can be invoked if it is a safety issue. This would be done through the county attorney

Page 45 of our land use ordinance states that a building permit "may" be required for a fence.

This should be clarified.

Our local deputy sheriff told the council that the county attorney will only take action on an issue if it is forwarded to him after a positive vote of the council. We should find out if this requirement is backed up by a statute.

The council was advised to “pick their battles” and decide what needs to be enforced, then follow through fairly to everyone who may be non-compliant.

There is no cut and dry answer in enforcing land use and nuisance ordinances. Remember you can’t please everyone. There’s no magic bullet. Use the tools written in our ordinances and figure out what works and what doesn’t work for our town.

The council was advised to make a list of pressing concerns. Prioritize issues and work with the planning commission to find answers.

Review the city’s ordinances. See how enforcement issues might be resolved. Add teeth to enforcement. Having a fine is a deterrent.

Keep our rules in line with county and state code.

Keep the community involved and aware of the city’s goal of keeping our town safe and a pleasant place to live. Utilize the local newspaper, city newsletter and web page to keep our citizens involved in the council’s decisions.

Several examples of enforcement and fence ordinances were shared.

4. Dinner

Dinner was served between training sessions.

6:30 p.m.

Present:

Utah League of Cities and Towns, Meg Ryan

Kirt Nilsson, Leon Stewart, Fran Washburn, Kamelle Gleave, Troy Torgersen, Bart Lee, Chad Hunt, Kaye Bybee, Don Bybee, Emalee Curtis, Jeff Albrecht, Don Nichols, Ken Jensen, Becky Barney, Kathy Manwill, Gaylen Matheson, Melba McCoomb, Steve Healy, Douglas Noell, Sherie Westland, Dustin Deaton, Lee Crystal, Steve Kunzler, Greg Bean, Brion Terry, Monte Turner, David Mower, Michelle Jensen, Brandy Dennis, Michelle Curtis, Michelle Jolley, Pat Hansen, Susan Outzen Jeanette Morley

1. Meg Ryan - Land Use Planning 101

- * Statutory Powers and Duties of the Land Use Authority & Appeal Authority**
- * Review of land use planning tools, general plan and ordinances**
- * General overview of meeting procedures and required public hearings and notices**
- * Open meetings training**
- * Review State Ethics Code**

Meg gave a power point presentation about the above topics.

There was time for questions and answers from several communities.

Mayor Nilsson thanked Meg for tonight's training. The information was very helpful and informative. He presented her copies of Monroe City's two history books, The First 100 Years and The next Fifty Years.

The meeting adjourned at 8:30 p.m.

Approved this 18th day of November, 2014